



File# SPR-23-0004,
Amendment to SPR-22-0005
Reference SEPA File# SEP-22-0008

NOTICE OF APPLICATION

Mill Creek Sports Plex Amended Site Plan

Project summary: An Amendment to the Site Plan Review Committee (SPRC) approved site plan for the City of Walla Walla Sportsplex Improvements project.

Project Description:

Mill Creek Sportsplex improvements include the expansion of an existing sports complex with the addition of new pickleball courts and expansion of the existing parking lot to accommodate the new use and adding parking capacity to support existing programs. Demolition will include the stripping of the existing native and grassed areas, removal of asphalt and over excavation of nonstructural soils. Improvements include the addition of eight pickleball courts that will be fenced and lighted. Addition of pedestrian and vehicular circulation and the addition of 87 parking stalls, 5 of which are ADA parking stalls. Other site improvements include benches, parking lot lighting, landscaping, and a dumpster enclosure. The project is designed for ADA compliance and pedestrian access has been provided from the new improvements to the existing restroom. The design was developed to accommodate future expansion of parking and sports fields per the master plan, including future access to Garrison Street.

The amendment to the site plan will result in the current project not constructing a vehicle entrance/exit to Garrison Street and improvements on Garrison Street.

Notice is hereby given on this date: **March 17, 2023**, that the application/proposal described in this notice has been filed with the City of Walla Walla. The application /proposal may be reviewed at the City of Walla Walla Development Services at 55 East Moore St., Walla Walla, WA 99362. The application documents may be reviewed by contacting the Development Services Department at 509-524-4710 or visiting the city's website at www.wallawallawa.gov.

All interested persons and parties may comment on the application, receive notice of hearing and/or a copy of decision(s) made on the proposal by filing a special notice

request with the City of Walla Walla as provided in section 20.14.015 of the Walla Walla Municipal Code, and participate in hearings, if any.

The City of Walla Walla Development Services Department is using the optional threshold determination process under the State Environmental Policy Act (SEPA), authorized by WAC 197-11-355. The application comment period may be the only opportunity to comment on the environmental impacts of the proposal. A copy of the SEPA determination on the proposal may be obtained upon request. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an environmental impact statement is prepared. The SEPA responsible official has preliminarily determined that the proposal is subject to threshold determination requirements and the responsible official expects to issue the following threshold determination: **Revised Mitigated of Determination of Non-Significance (MDNS).**

The following identified existing environmental documents are hereby incorporated by reference, and all or part of the documents may be used to evaluate the application/proposal:

- The Walla Walla Comprehensive Plan, Walla Walla 2040, and Final Environmental Impact Statement, issued May 22, 2018
- SEPA checklist, dated March 7, 2022
- Critical Area Report
- Geotechnical Report
- SEPA Mitigated Determination of Non-Significance (MDNS) Dated August 3, 2022.

These documents are located at the offices of the City of Walla Walla Development Services at 55 East Moore St., Walla Walla, Washington, and shall be made available for public review during all applicable comment periods on the application/proposal. The relevant content of these documents is briefly described as an Environmental Impact Statement for the Walla Walla Urban Growth Area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement, as amended, for designated land use classifications.

The following information may be included, where indicated, in the application or a determination of completeness upon the proposal made by the City of Walla Walla. If reference is made below to the application or determination of completeness, copies of the referenced materials are attached hereto. Preliminary determinations and information contained herein shall not bind the City of Walla Walla and are subject to continuing review and modification.

1. Applicant: City of Walla Walla, 15 N. 3rd Ave. Walla Walla, WA 99362
2. Application filing date: March 15, 2023
3. Date that application was determined to be substantially complete: March 16, 2023
4. Location and description of proposed action: 111 Tausick Way, (APN 360722130023, 360722410026, 360722140042 and 360722110031)
An Amendment to the Site Plan Review Committee (SPRC) approved plans for the City of Walla Walla Sportsplex Improvements project. The amendment to the site

plan will result in the project will not include constructing a vehicle entrance/exit to Garrison Street and improvements on Garrison Street

5. Comprehensive plan map designation(s) for the locations: Public
6. Zoning map designation(s) for the locations: Public Reserve
7. Comments upon this application must be submitted in writing to the City of Walla Walla Development Services Department at 55 E. Moore St., Walla Walla, WA 99362 or via email to permits@wallawallawa.gov

Comments must be actually received by the Development Services Department before 5:00 p.m. on the following date: April 4, 2023.

8. **No public hearing will be held.**
9. The following listed permits and/or authorizations have been requested in the application: Amendment to the SPRC approval, dated September 6, 2022.
10. The following listed permits and/or authorizations, if any, may be required for the proposal but are not included in the present application: Building permits.
11. The City of Walla Walla has preliminarily determined that the application will be processed in accordance with the Walla Walla Municipal Code (WWMC) Level II review process.
12. The City of Walla Walla has preliminarily determined that the Walla Walla Comprehensive Plan, Walla Walla 2040/Environmental Impact Statement and the following listed code provisions, development standards, and regulations may apply to the application and mitigation of proposal impacts: WWMC Titles 12, 13, 15, 19, 20, and 21.
13. The City of Walla Walla is reviewing the application for consistency with applicable development regulations, or, in the absence of applicable regulations, the Walla Walla Comprehensive Plan, Walla Walla 2040/Environmental Impact Statement.
14. The City of Walla Walla has preliminarily determined that the following identified departments, agencies, and/or authorities may have jurisdiction over some part of the application: Washington State Department of Ecology.
15. At this time, the Applicant has been requested to provide the following additional information and/or studies: None at this time.
16. The City of Walla Walla has preliminarily determined that, in addition to the applicant and any general public notice that may be required, the following identified parties are entitled to notice of the application/proposal: Individuals who filed a special notice request with Development Services.
17. **SEPA lead agency: City of Walla Walla**
18. The SEPA responsible official has preliminarily determined that the proposal is subject to SEPA threshold determination requirements, and the responsible official expects to issue the following threshold determination: Revised Mitigated Determination of Non-Significance (MDNS).
19. Application materials and other documents referenced above are located at the City of Walla Walla Development Services at 55 East Moore St., Walla Walla, Washington, and shall be made available for public review during all applicable comment periods on the application/proposal. The relevant content of these documents is briefly described as an environmental impact statement for the Walla Walla urban growth area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan, Walla Walla 2040 & Environmental Impact Statement, as amended, for designated land use classifications. The comprehensive plan map designation(s) for the location of the proposed action is stated above.

20. For additional information please contact the City of Walla Walla Development Services at 55 E. Moore St., Walla Walla, WA 99362: (509)524-4710

